

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-03-29/Z-01-48

**03-0-0930**

AN ORDINANCE TO AMEND ORDINANCE  
Z-01-48, ADOPTED BY CITY COUNCIL  
OCTOBER 15, 2001 AND APPROVED BY  
OPERATION OF LAW OCTOBER 24, 2001  
REZONING FROM THE RG-2-C (RESIDENTIAL  
GENERAL-SECTOR 2-CONDITIONAL) DISTRICT  
TO THE RG-3-C (RESIDENTIAL GENERAL-SECTOR  
3-CONDITIONAL) DISTRICT, PROPERTY LOCATED  
AT **1734 NEW SOUTH PRYOR ROAD, S.W. (AKA  
86 PRYOR ROAD, S.W.)** FOR THE PURPOSE OF  
APPROVING A CHANGE OF CONDITIONS.  
OWNER: PARK PLACE SOUTH  
APPLICANT: DENIS G. PELLERIN  
NPU-Y COUNCIL DISTRICT 12

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

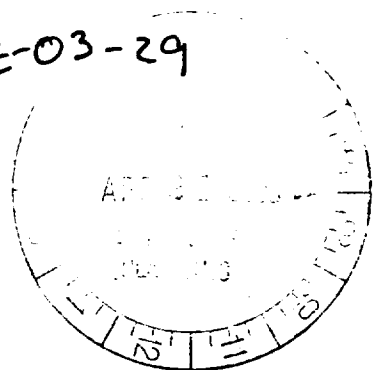
SECTION 1. That Ordinance Z-01-48, adopted by City Council October 15, 2001 and approved by Operation of Law October 24, 2001 rezoning from the RG-2-C (Residential General-Section 2-Conditional) District to the RG-3-C (Residential General-Sector 3-Conditional) District, property located at 1734 New South Pryor Road, S.W. (aka 86 Pryor Road, S.W.) is hereby amended by amending Condition #1 of said ordinance so as to add the following language:

“The maximum floor area ratio (FAR) for Parcels 5, 6 and 7 as shown on the attached survey marked Exhibit A shall be .696. Corresponding total open space ratio (TOSR) and useable open space ratio (UOSR) requirements shall be as provided for in the City of Atlanta Zoning Ordinance.

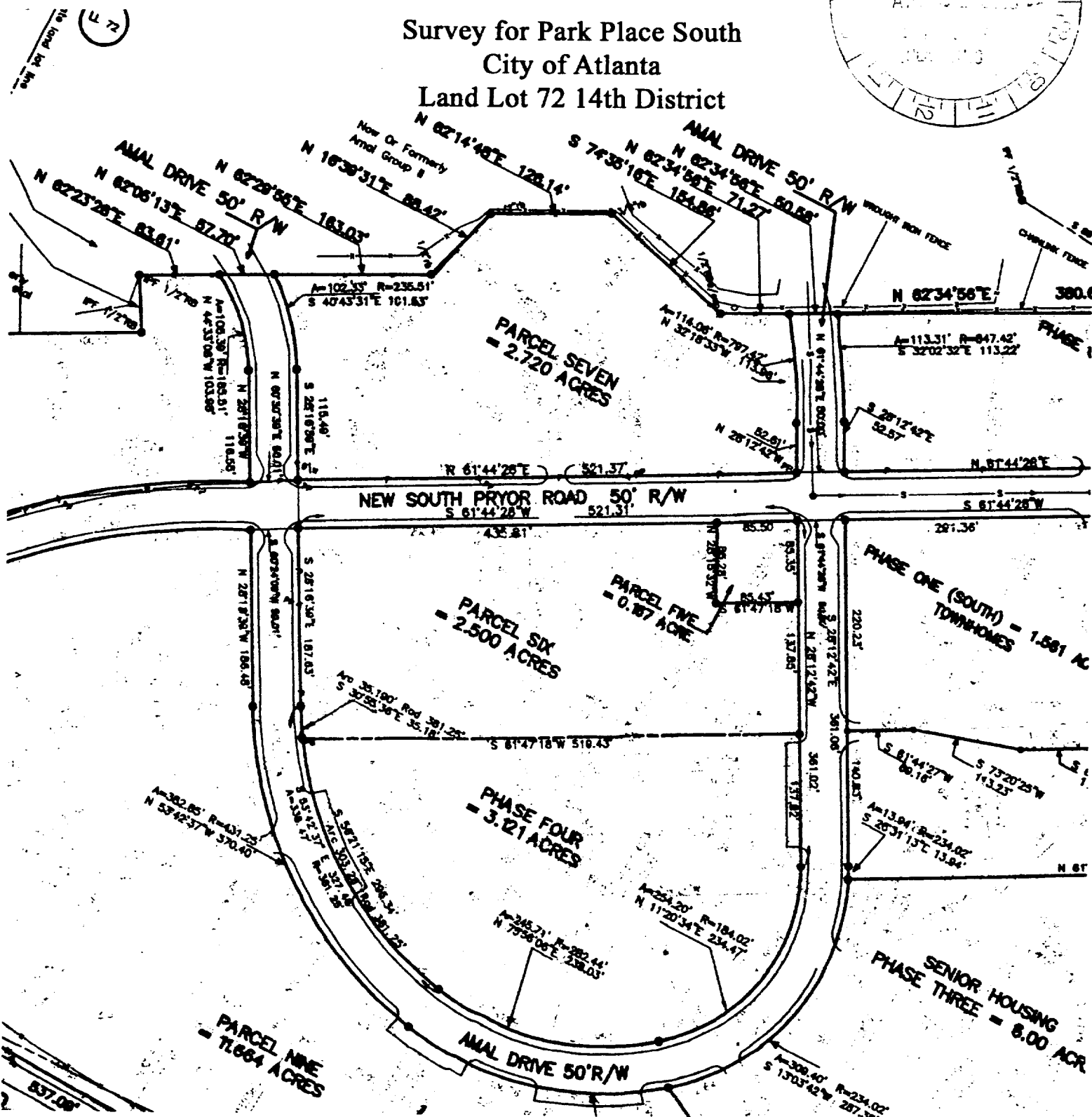
SECTION 2. That all other conditions governing the development of this property shall remain in full force and effect. A copy of Ordinance Z-01-48 is hereby attached for reference purposes.

SECTION 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

2-03-29

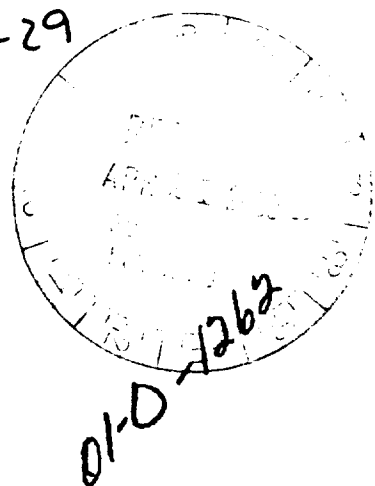


# Survey for Park Place South City of Atlanta Land Lot 72 14th District



2-03-29/2-01-48  
Exhibit A

7-03-29



City Council  
Atlanta, Georgia

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-01-48  
DATE FILED: 9-6-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at the 1734 New South Pryor Road, S.W. (aka 86 Pryor Road, S.W.) be changed from the RG-2-C (Residential General-Sector 2-Conditional) District, to the RG-3-C (Residential General-Sector 3-Conditional) District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 72 of the 14<sup>th</sup> District, DeKalb County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

*Rhonda Daughlin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-483

OCT 15, 2001

OCT 24, 2001

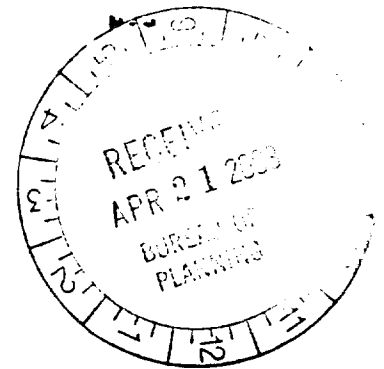
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## Conditions for Z-01-48

1. Floor area ratio shall be a maximum of .42. The corresponding total and usable open space ratios of a minimum of .72 and .43, respectively, shall apply.
2. Sidewalks shall be located along all public streets. Sidewalks shall consist of two zones: A tree planting zone which shall be located adjacent to the curb, and a clear zone. The Tree planting zone shall have a minimum width of five (5) feet, and shall be located adjacent to the curb. The clear zone shall be a minimum width of ten (10) feet, shall be hardscape and located adjacent to the street furniture and tree planting zone, and shall be unobstructed by any permanent or nonpermanent element for a minimum width of ten (10) feet.
3. Street trees shall be planted in the ground a maximum of forty (40) feet on center, and shall be spaced equal distance between any street lights. All newly planted trees shall be a minimum of four (4) inches in caliper measured thirty-six (36) inches above ground, shall be a minimum of twelve (12) feet in height, shall have a minimum mature height of forty (40) feet, and shall be limbed up to a minimum height of seven (7) feet. Trees shall also have a minimum planting area of twenty-five (25) square feet.
4. The primary pedestrian entrance to all buildings shall be accessible to pedestrians, and be visible from the street.
5. A street address number shall be located above the primary building entrance, shall be clearly visible from the sidewalk, and shall be a minimum of six (6) inches in height.
6. All dumpsters and loading areas shall be screened from view from a public street.
7. Mechanical elements of the building, such as air conditioning units, shall be screened if visible from a public street.
8. Driveway and curb cut widths shall be a maximum of twenty-four (24) feet from two-way entrances, and twelve (12) feet for one-way entrances.

Z-03-29



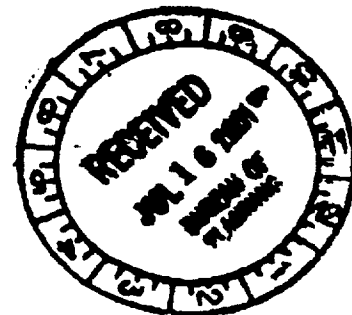
**Legal Description**

**Tract North of New South Pryor Road**

All that tract or parcel of land lying and being in Land Lot 72 of the 14<sup>th</sup> District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the northerly Right-of-Way of New South Pryor Road (50' R/W) and the southwesterly Right-of-Way of Amal Drive (50' R/W) [the preceding roads intersect twice, this being the most easterly intersection]; thence along said Right-of-Way of New South Pryor Road and running South 61° 44' 28" West a distance of 521.37 feet to a point intersecting the northeasterly Right-of-Way of aforementioned Amal Drive [this being the most westerly intersection]; thence along said Right-of-Way the following bearings and distances: North 28° 16' 39" West a distance of 115.49 feet to a point; thence along a curve to the left an arc distance of 102.33 feet (said curve having a radius of 235.51 feet; a chord distance of 101.53 feet and a chord bearing of North 40° 43' 31" West) to a point; thence leaving said Right-of-Way of Amal Drive and running North 62° 29' 55" East a distance of 163.03 feet to a point; thence North 16° 39' 31" East a distance of 88.42 feet to a point; thence North 62° 14' 48" East a distance of 126.14 feet to a point; thence South 74° 35' 16" East a distance of 154.86 feet to a point; thence North 62° 34' 56" East a distance of 71.27 feet to a point on the southwesterly Right-of-Way of aforementioned Amal Drive; thence along said Right-of-Way the following bearings and distances: along a curve to the right an arc distance of 114.06 feet (said curve having a radius of 797.42 feet; a chord distance of 113.96 feet and a chord bearing of South 32° 18' 33" East) to a point; thence South 28° 12' 42" East a distance of 52.61 feet to the POINT OF BEGINNING. Said tract containing 2.720 acres.

Tract 1



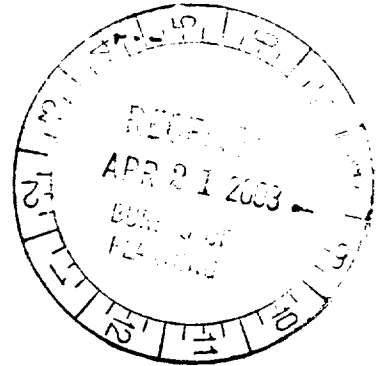
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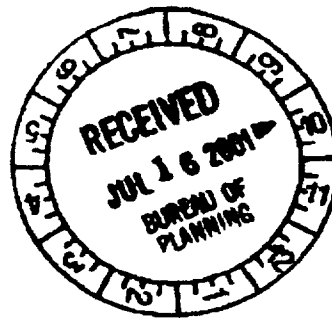
**Legal Description**

**Tract South of New South Pryor Road**

All that tract or parcel of land lying and being in Land Lot 72 of the 14<sup>th</sup> District of Fulton County, Georgia and being more particularly described as follows:

**BEGINNING** at a point being the intersection of the southerly Right-of-Way of New South Pryor Road (50' R/W) and the southwesterly Right-of-Way of Amal Drive (50' R/W) (the preceding roads intersect twice, this being the most easterly intersection); thence along said Right-of-Way of Amal Drive the following bearings and distances: South 28° 12' 42" East a distance of 361.02 feet to a point; thence along a curve to the right an arc distance of 254.20 feet (said curve having a radius of 184.02 feet; a chord distance of 234.47 feet and a chord bearing of South 11° 20' 34" West) to a point; thence along a curve to the right an arc distance of 245.71 feet (said curve having a radius of 282.44 feet; a chord distance of 238.03 feet and a chord bearing of South 75° 56' 06" West) to a point; thence along a curve to the right an arc distance of 338.47 feet (said curve having a radius of 381.25 feet; a chord distance of 327.46 feet and a chord bearing of North 53° 42' 37" West) to a point; thence North 28° 16' 39" West a distance of 187.63 feet to a point intersecting the southerly Right-of-Way of aforementioned New South Pryor Road (this being the most westerly intersection); thence along said Right-of-Way of New South Pryor Road and running North 61° 44' 28" East a distance of 521.31 feet to the **POINT OF BEGINNING**. Said tract containing 5.788 acres.

Tract 2



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